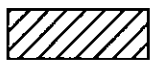
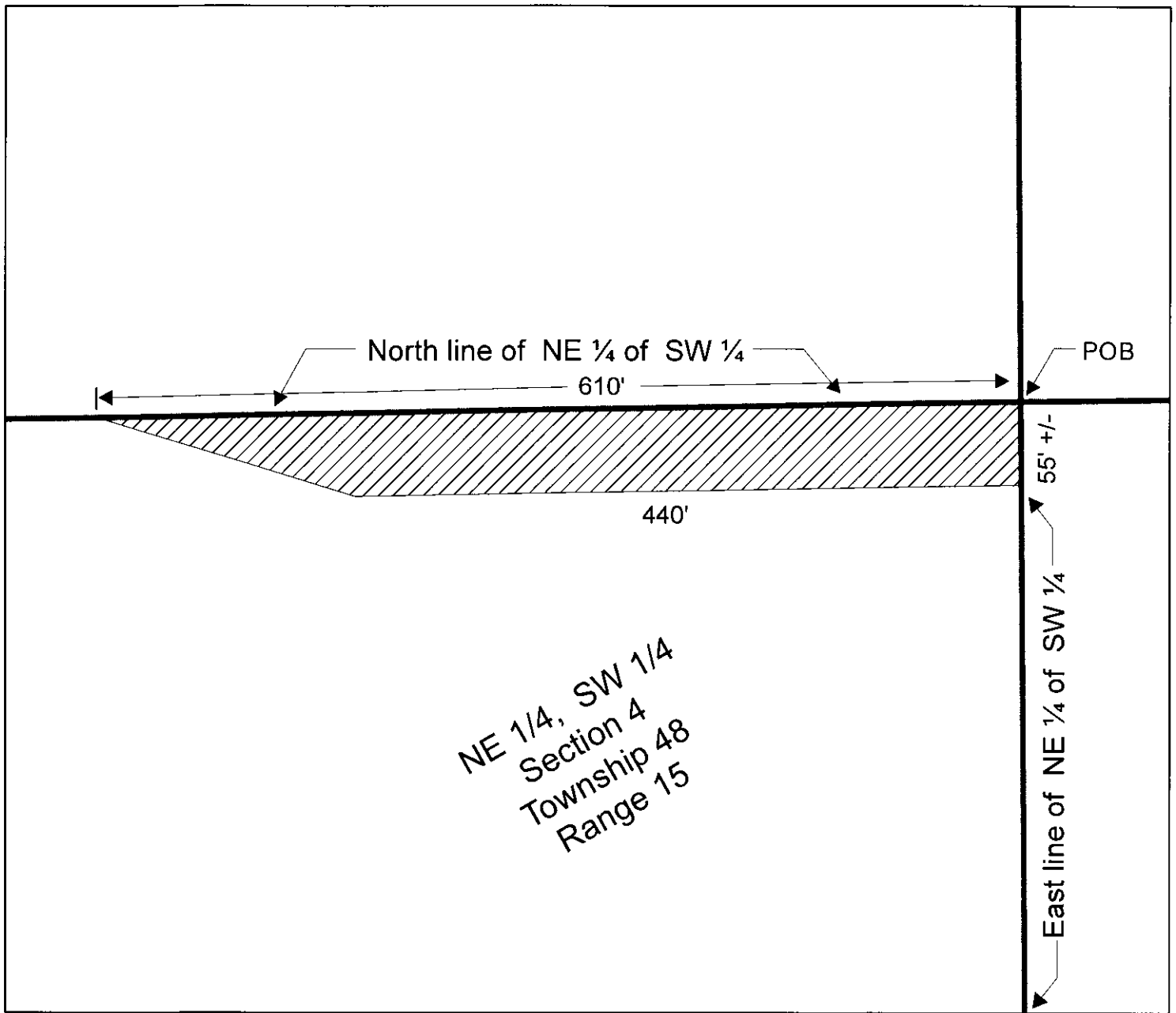


Exhibit A



Easement Area



Easement Area:

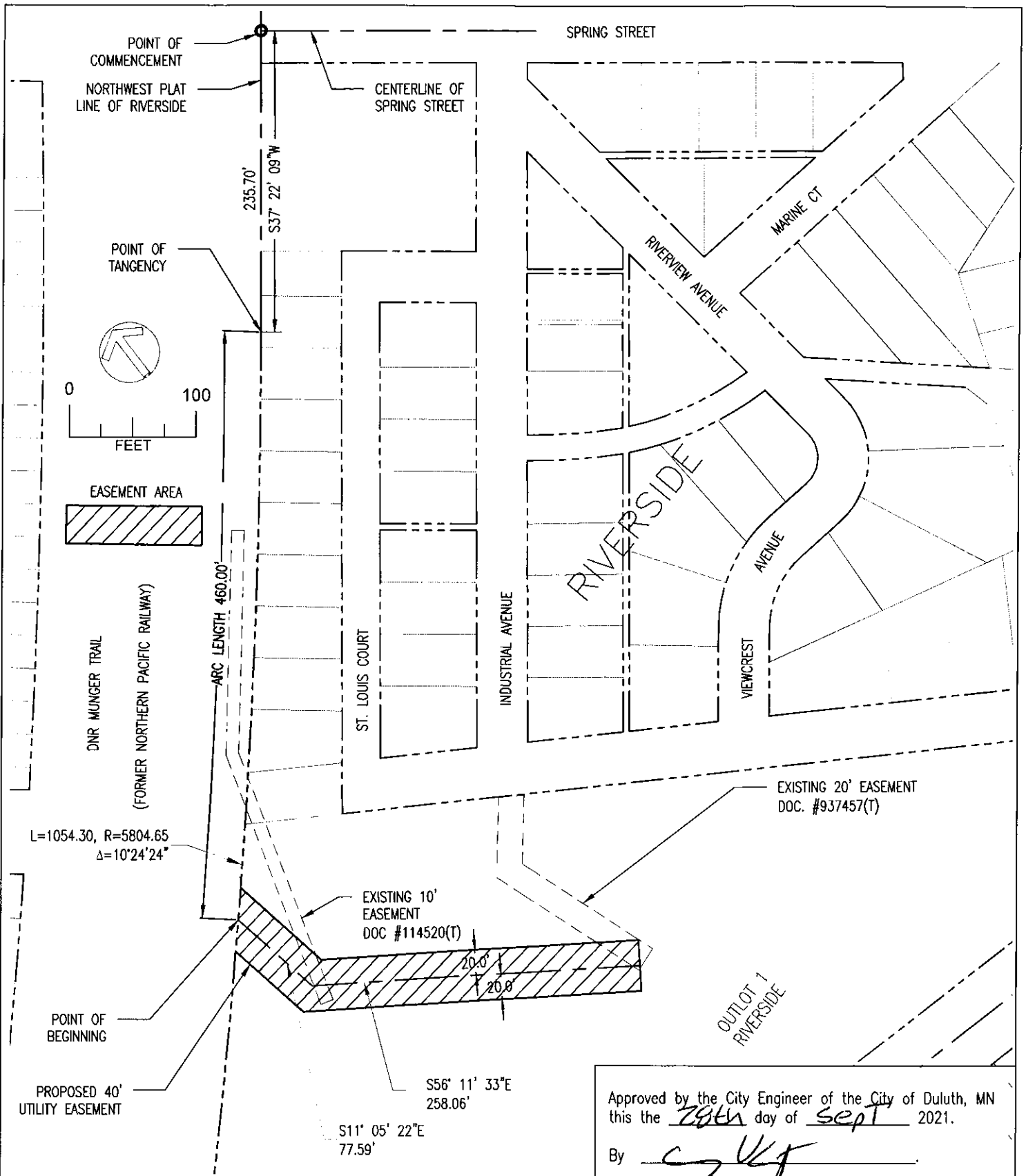
Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 48, Range 15, St Louis County, Minnesota, thence southerly along the East line of said Northeast 1/4 of the Southwest 1/4 a distance of 55.00 feet more or less to a line that is parallel with and distant 55.00 feet southerly of the North line of said Northeast 1/4 of the Southwest 1/4; thence westerly along said parallel line a distance of 440.00 feet; thence northwesterly to a point on the North line of said Northeast 1/4 of the Southwest 1/4 that is 610.00 feet west of the Point of Beginning; thence easterly along said North line of said Northeast 1/4 of the Southwest 1/4 a distance of 610.00 feet to the Point of Beginning.

APPROVED BY CITY ENGINEER

8-4-21

DATE

EXHIBIT A



Approved by the City Engineer of the City of Duluth, MN
 this the 28th day of Sept 2021.

By [Signature]

GOGEBIC CREEK STORM SEWER EASEMENT

PROJECT #1769

PAGE 1 OF 2

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Greg Stoewer License # 21774 Date Sept. 28, 2021

EXHIBIT A

A 40.0 foot wide utility easement across that part of Outlot 1, Riverside, according to the plat of record in St. Louis County, Minnesota, center line of said easement is described as follows:

Commencing at the intersection with the northwest plat line of said Riverside, also being the southeast right of way of former Northern Pacific Railway, with the centerline of Spring Street as dedicated in said plat of Riverside; thence southwesterly along said northwest plat line 235.70 feet South 37 degrees 22 minutes 9 seconds West to a tangential curve that has arc length 1054.30 feet, curve radius 5804.65 feet and central angle of 10 degrees 24 minutes 24 seconds; thence southwesterly 460.00 feet along said curve of said northwest plat line, curve radius 5804.65 feet, concave to the northeast, to the point of beginning of said center line of easement; thence South 11 degrees 5 minutes 22 seconds East 77.59 feet; thence South 56 degrees 11 minutes 33 seconds East 258.06 feet and there said centerline terminating. Side lines of said 40.0 foot easement are prolonged or shortened to end on said northwest plat line. Basis of bearing is SLCTM 96.

Approved by the City Engineer of the City of Duluth, MN
this the 20th day of Sept 2021.

By [Signature]

GOGEBIC CREEK STORM SEWER EASEMENT

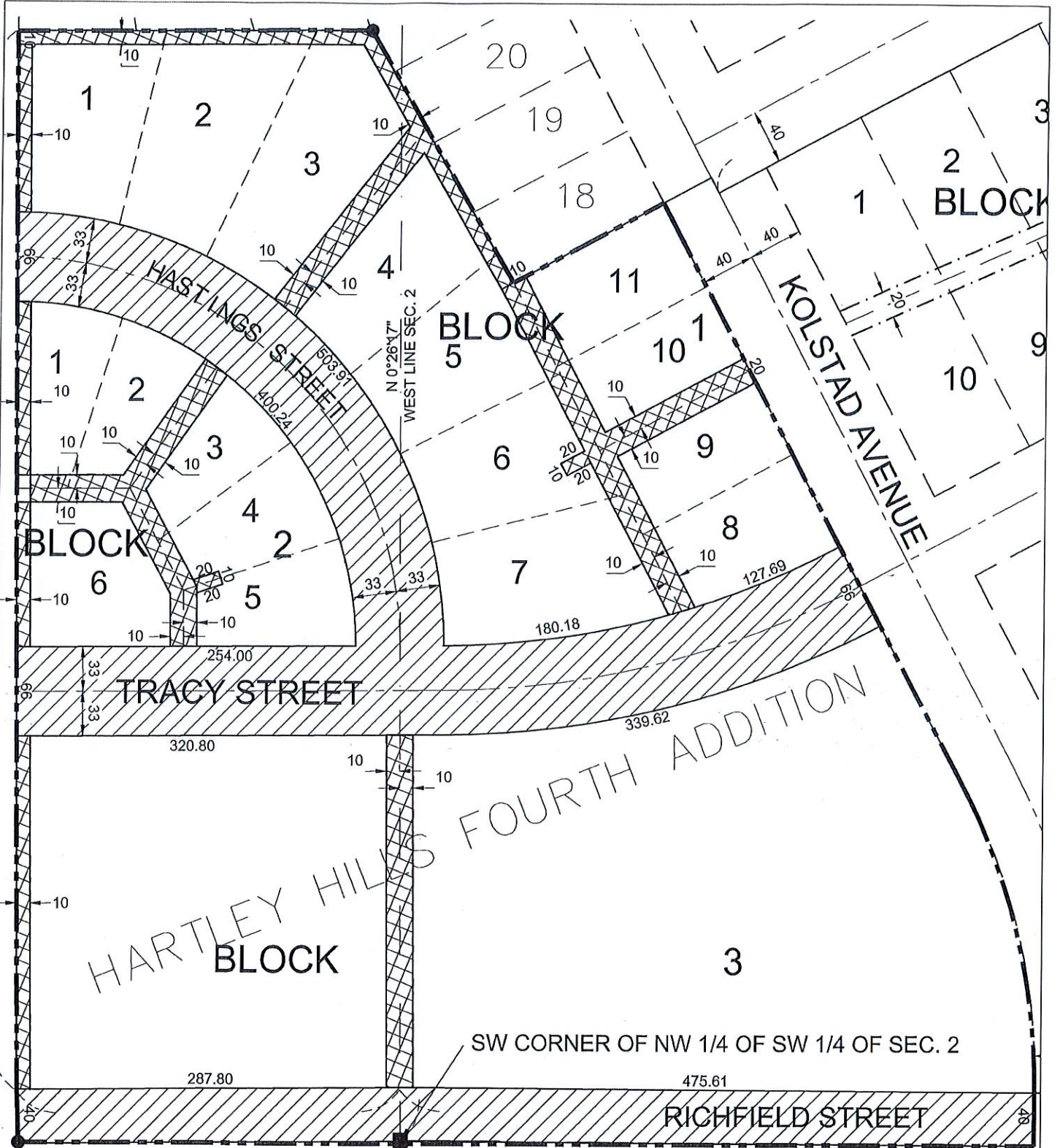
PROJECT #1769

PAGE 2 OF 2



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Greg Stoewer 21774 Sept. 28, 2021
Greg Stoewer License # Date

EXHIBIT A



LEGEND

-  PROPOSED RIGHT OF WAY VACATION
-  PROPOSED UTILITY EASEMENT VACATION

0 100'

ONE INCH

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

[Signature]

Date: 2/17/20 MN Lic. No: 49505

Approved by the City Engineer of the City of Duluth, MN this 17 day of Feb 2020

By *[Signature]*

VACATION OF UTILITY EASEMENT AND RIGHT OF WAY

HARTLEY HILLS FOURTH ADDITION

LEGAL DESCRIPTION OF PROPOSED UTILITY EASEMENT VACATION

All that part of the platted utility easements lying within the following described property:

Blocks 1, 2 AND 3, HARTLEY HILLS FOURTH ADDITION, according to the recorded plat thereof, St. Louis County, Minnesota.

Said proposed utility easement area to be vacated containing 33,693 square feet or 0.77 acres.

LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY VACATION

All of Hastings St. as dedicated on the plat of HARTLEY HILLS FOURTH ADDITION, according to the recorded plat thereof, St. Louis County, Minnesota.

AND

That part of Tracy Street contained within Blocks 1,2 AND 3 as dedicated on the plat of HARTLEY HILLS FOURTH ADDITION, according to the recorded plat thereof, St. Louis County, Minnesota, bounded on the West by the west line of said HARTLEY HILLS FOURTH ADDITION and bounded on the east by the southerly extension of the east line of Lot 8, Block 1 in said plat.

AND

That part of Richfield Street lying adjacent to Block 3 as dedicated on the plat of HARTLEY HILLS FOURTH ADDITION, according to the recorded plat thereof, St. Louis County, Minnesota, bounded on the West by the west line of said HARTLEY HILLS FOURTH ADDITION and bounded on the east by the southerly extension of the east line of Block 3 in said plat.

Said proposed right of way area to be vacated containing 102,959 square feet or 2.36 acres.